



Town of Lancaster

BUILDING DEPARTMENT
21 CENTRAL AVENUE
LANCASTER, NEW YORK 14086
716-684-4171
FAX 685-5317

January 19, 2022

Planning Board Members

Neil Connelly, Chairman
Rebecca Anderson
John Copas
Anthony Gorski
Joseph Keefe
Stanley Jay Keysa III
Lawrence Korzeniewski

Town Board Members:

Ronald Ruffino, Sr., Supervisor
Mark Burkhard
Adam Dickman
Robert Leary
David Mazur

Engineering Consultant:

Ed Schiller, Wm. Schutt & Associates

Town Attorney:

Thomas Fowler Jr.

Town Highway Superintendent:

John Pilato

Building & Zoning Inspector:

Matt Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held January 19, 2022. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall 21 Central Avenue, Lancaster, NY on January 19, 2022 at 7:00 p.m. and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
Anthony Gorski, Member
Joseph Keefe, Member
Stanley Jay Keysa, Member
Lawrence Korzeniewski, Member

EXCUSED: John Copas, Member

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilman Dave Mazur

Other Elected Officials: None

Town Staff: Emily Orland, Deputy Town Attorney
Ed Schiller, Wm. Schutt & Assoc.
Matt Fischione, Code Enforcement Officer
Beth Cook, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 pm.

Pledge of Allegiance led by Chair Connelly.

Roll call of Planning Board Members

Chairman Connelly – Present

Rebecca Anderson – Present

John Copas – Excused

Anthony Gorski – Present

Stanley Jay Keysa III – Present

Lawrence Korzeniewski – Present

Joseph Keefe – Present

Minutes – A motion was made by Larry Korzeniewski to approve the minutes from the December 15, 2021 Planning Board Meeting. Motion seconded by Anthony Gorski and unanimously carried.

TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS LIST – JANUARY 19, 2022

- 1.19.01 Letter dated 12/15/21 from Paul Huber, 63 Oakmont Ave. outlining the negative Impacts of the proposed project from Belmont Housing Resources for WNY and Alliance Homes, Harris Hill Dr., just south of the Thruway.
- 1.19.02 Letter dated 12/22/21 from Ed Schiller, Town Engineer, with comments regarding the proposed rezone at 4781 Transit Rd.
- 1.19.03 Notice of Public Hearing to be held 1/03/22 at 7:15 P.M. for a Special Use Permit at the Buffalo Tournament Club, 6432 Genesee St.
- 1.19.04 Letter dated 12/17/21 from John Cole, 41 Michael Anthony Lane, indicating his concerns regarding a Drive Thru proposed at Anderson's Restaurant. Currently a safe left turn onto Transit Rd. is very difficult.
- 1.19.05 Letter dated 12/13/21 from Dan Amatura, Highway Superintendent, indicating his concern with the parking lot extension at Anderson's Frozen Custard. There have been multiple complaints about Anderson's bringing in more traffic onto Michael Anthony Lane.
- 1.19.06 Memo dated 12/01/21 from Matt Fischione, Code Enforcement Officer, indicating his concern in bringing more traffic onto Michael Anthony Lane from the parking lot exit at Anderson's.
- 1.19.07 Memo dated 12/02/21 from Michele Barbaro, Park Crew Chief, indicating no issues with the proposed project at Anderson's Frozen Custard.
- 1.19.08 Article sent by Matt Fischione, regarding considerations and issues involved with self-storage.
- 1.19.09 SEQR response dated 12/10/21 and 12/15/21 from the Erie County Divisions of Sewerage Management and Environment and Planning, regarding Anderson's site plan amendment.
- 1.19.10 SEQR response dated 12/16/21 from the NYS DEC regarding Anderson's site plan amendment.
- 1.19.11 Memo from Leza Braun, Legal Assistant, Town Attorney's Office, with attached copy of the approval resolution for Delta Sonic that confirms the traffic signal was listed for approval.

- 1.19.12 SEQR response dated 12/20/21 from the NYS DEC regarding the proposed Field-Stream Subdivision.
- 1.19.13 SEQR response dated 12/28/21 from the NYS DEC regarding the proposed Shop & Storage at 5841 Genesee St.
- 1.19.14 SEQR response dated 12/23/21 from the Erie County DPW regarding the proposed Fieldstream Subdivision.
- 1.19.15 SEQR response dated 1/07/22 from the Division of Environment and Planning, regarding the proposed Fieldstream Subdivision.
- 1.19.16 SEQR response dated 1/03/22 from the NYS DEC regarding Adam's Nursery Site amendment.
- 1.19.17 SEQR response dated 1/06/22 from the NYS Department of Parks, Recreation & Historic Preservation, regarding Adam's Nursery site amendment.
- 1.19.18 SEQR response dated 12/10/21 from the Erie County Division of Sewerage Management regarding the proposed rezone and site plan at 4781 Transit Rd.
- 1.19.19 SEQR response dated 1/04/22 from the Erie County Division of Environment and Planning regarding the proposed rezone and site plan at 4781 Transit Rd.
- 1.19.20 Copy of approval dated 12/23/21 from the NYS Department of Parks, Recreation, and Historic Preservation for the proposed Shop & Storage, 5841 Genesee St.
- 1.19.21 Letter dated 12/30/21 from Ed Schiller, Town Engineer, with comments regarding the Soil Recycling Facility, Genesee St.
- 1.19.22 Letter via email dated 1/10/22 from Kathleen Adimey of Michael Anthony Dr., expressing her concern regarding the proposed drive thru at Anderson's. She is concerned about the traffic and the safety of her family and neighbors.
- 1.19.23 Copy of letter dated 1/13/22 from Jeff Palumbo to Town Clerk Terranova, requesting a Public Hearing for English Park Village – Harris Hill Rd.
- 1.19.24 Letter dated 1/12/22 from Ed Schiller, Town Engineer, indicating that he recommends no further action be taken on the Fieldstream Subdivision until the comments from the Erie County Divisions of Planning, and Public Works, be addressed to the satisfaction of the county.

- 1.19.25 Copy of resolution adopted by the Town Board on 1/03/22 approving the site plan for the proposed parking lot and fencing expansion at O'connell Electric, 20 Lancaster Parkway.
- 1.19.26 Copy of resolution adopted by Town Board n 1/03/22 appointing Neil Connelly to the position of Chairman, Planning Board for the period of 1/01/22 to 12/31/22, and John Copas, Member, Planning Board for the period 1/01/22 to 12/31/28.
- 1.19.27 Letter dated 1/12/22 from Matt Fischione, Code Enforcement Officer, with comments regarding the Cross Creek project, 538 Pavement Rd.
- 1.19.28 Copy of minutes from the ZBA 1/13/22.
- 1.19.29 SEQR response dated 12/09/21 from the Erie County Division of Sewerage Management regarding the Shop & Storage, 5841 Genesee St.
- 1.19.30 SEQR response dated 1/04/22 from the Erie County Department of Environment and Planning regarding the Shop & Storage, 5841 Genesee St.
- 1.19.31 Letter dated 12/27/21 from Matt Fischione, Code Enforcement Officer, regarding the Valvoline Instant Oil Change site plan, 4839 Transit Rd.
- 1.19.32 Letter dated 1/12/22 from Matt Fischione, Code Enforcement Officer, regarding the Cross Creek Subdivision, 538 Pavement Rd.

PLANNING BOARD MINUTES

SEQR Review

January 19, 2022

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 19th day of January 2022 at 7:05 p.m. and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
STANLEY JAY KEYS III, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

EXCUSED: JOHN COPAS, PLANNING BOARD MEMBER

ALSO PRESENT: DAVID MAZUR, TOWN COUNCILMAN
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
EMILY ORLANDO, DEPUTY TOWN ATTORNEY
BETH COOK, RECORDING SECRETARY

PURPOSE OF MEETING:
IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
REZONE

4781 Transit Road (SBL# 126.01-1-8.2)

The Planning Board reviewed the Full Environmental Assessment Form on the Rezone with an Item for item review and discussion of the project impact and magnitude as outlined on the Full Environmental Assessment Form entitled "Part 2 Identification of Potential Project Impacts" which was provided to each member.

PLEASE TAKE NOTICE, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is a Type 1 action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §616.d, and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Thomas Fowler, Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 1.68 acres.

The location of the premises being reviewed is 4781 Transit Road, Lancaster, New York 14086, Erie County.

This project described is an 8,000 sq. ft. Mixed Use Building with a 2,000 sq. ft. separate bank structure.

**THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED
BY MEMBER KORZENIEWSKI, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER
KEEFE,
TO WIT:**

REASONS SUPPORTING RECOMMENDATION

- 1. Impact on land – No impact**
- 2. Impact on Geological Features – No impact**
- 3. Impacts on Surface Water – No impact**
- 4. Impact on Groundwater – No impact**
- 5. Impact on flooding – No impact**
- 6. Impact on Air – No impact**
- 7. Impact on Plants and Animals – No impact**
- 8. Impact on Agricultural Resources – No impact**
- 9. Impact on Aesthetic Resources – No impact**
- 10. Impact on Historic and Archeological Resources – No impact**
- 11. Impact on Open Space and Recreation – No impact**
- 12. Impact on Critical Environmental Areas – N/A**
- 13. Impact on Transportation – No impact**
- 14. Impact on Energy – No impact**
- 15. Impact on Noise, Odor and Light – No impact**
- 16. Impact on Human Health – No impact**
- 17. Consistency with Community Plans – No impact. The proposed action does align with the adopted comprehensive plan for redevelopment of areas to promote growth of retail, other mixed uses, and higher densities. It is hopeful the Transit Road Access Management Plan will be improved by this action.**

18. Consistency with Community Character – No impact

and,

BE IT FURTHER

RESOLVED, that the Planning Board recommendation to be sent to the Town Board,
For its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to
A vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	EXCUSED
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED YES
The Motion to recommend was thereupon adopted.	

January 19, 2022

**REZONE 4781 TRANSIT ROAD SBL# 126.01-1-8.2. REDEVELOP 8,000 SQ. FT.
OF RETAIL. 14 APARTMENT UNITS AND A SEPARATE BUILDING WITH A BANK AND DRIVE THRU.
RETAIL/APARTMENT TO BE 3 STORIES AND 45' HIGH.**

Jeff Palumbo from Barclay Damon, LLP and Anthony Pandolfe of Carmina Wood Morris presented the 1.68 acre parcel which is to be rezoned. The project described is a Type I. This project is consistent with the Comprehensive Plan giving residents living in an area with walkable services. A silt fence will be needed. There will be a sprinkler system. The driveway entrance/exit for emergency vehicles has not been decided. The DOT indicated no significant traffic impact to that driveway.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Rebecca Anderson to recommend approval of the project to the Town Board.

Motion seconded by Larry Korzeniewski.

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-Excused

Joseph Keefe-Yes

Anthony Gorski-No

Motion carried.

PLANNING BOARD MINUTES

SEQR Review

January 19, 2022

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 19th day of January 2022 at 7:05 p.m. and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

EXCUSED: JOHN COPAS, PLANNING BOARD MEMBER

ALSO PRESENT: DAVID MAZUR, TOWN COUNCILMAN
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
EMILY ORLANDO, DEPUTY TOWN ATTORNEY
BETH COOK, RECORDING SECRETARY

PURPOSE OF MEETING:

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
Shop & Storage
5841 Genesee Street (SBL# 94.00-2-11.11)**

The Planning Board reviewed the Short Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

PLEASE TAKE NOTICE, that the Planning Board of the town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the proposed action, which is an **Unlisted** action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYC 617.d, and further recommends that the lead agency issue a Negative Declaration for the purposes of article 8 of the Environmental Conservation Law in accordance with 617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Thomas Fowler, Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 42.6 acres

The location of the premises being reviewed is SBL# 94.00-2-11.11, 5841 Genesee Street, Lancaster, New York 14086, Erie County.

This project described as 13 Storage Units/Storage Office and 4 Warehouse/Shop/Office buildings With 8.4 acre physically disturbed area.

**THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED
BY MEMBER GORSKI, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER
KEYSA**

TO WIT:

REASONS SUPPORTING RECOMMENDATION

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact**
2. Will the proposed action result in a change in the use or intensity of Use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing Community? **No/Small impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The town of Lancaster has not established a Critical Environmental Area (CEA)**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it Fails to incorporate reasonably available energy conservation or Renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
 - a. Public/private water supplies? **No impact**
 - b. Public/private wastewater treatment utilities? **No impact**

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No impact**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact**
11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

BE IT FURTHER

RESOLVED, that the Planning Board recommendation be sent to the Town board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	EXCUSED
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
STANLEY JAY KEYSA, PLANNING BOARD MEMBER	VOTED YES
LARRY KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED YES

The Motion to recommend was thereupon adopted

January 19, 2022

SITE PLAN REVIEW – PROJECT #2129 PROPOSED SHOP & STORAGE LOCATED AT 5841 GENESEE STREET ON THE SOUTH SIDE OF GENESEE STREET (NYS Route 33) AND 600 FT. WEST OF GUNNVILLE ROAD. CONSTRUCTION OF (13) STORAGE UNIT BUILDINGS, A STORAGE OFFICE BUILDING AND (4) WAREHOUSE/SHOP/OFFICE BUILDINGS. CONSTRUCTION WILL ALSO INCLUDE A STORM WATER MANAGEMENT SYSTEM, UTILITY IMPROVEMENTS AND A TOTAL OF 42 PARKING SPACES.

John Bryant from Carmina Wood Morris presented the 42 acre parcel of which 8.4 acres will be developed. Ed Schiller questioned if there are any gas wells on the property and if so have they been capped. The applicant will need to determine if there are any and have an easement drawn up regarding such. They would be regulated by the DEC. Matt Fischione stated the Special Use Permit is moving forward for the public use portion. Issues such as the elevations and a drawing as to what the building will look like still need to be submitted. Rebecca Anderson would like to see a landscaping plan for the north side of the warehouse. A row of trees to block the view of the building. Is there a restricted covenant in place.

DETERMINATION

A motion was made by Chair Connelly to table the project to a future meeting. Motion seconded by Rebecca Anderson.

Roll call as follows:

Chairman Connelly – Yes

Stanley Jay Keysa III – Yes

Rebecca Anderson – Yes

Lawrence Korzeniewski – Yes

John Copas - Excused

Joseph Keefe – Yes

Anthony Gorski – Yes

Motion carried.

PLANNING BOARD MINUTES

SEQR Review

January 19, 2022

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 19th day of January 2022 and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

EXCUSED: JOHN COPAS, PLANNING BOARD MEMBER

ALSO PRESENT: DAVID MAZUR, COUNCIL MEMBER
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
EMILY ORLANDO, DEPUTY TOWN ATTORNEY
BETH COOK, RECORDING SECRETARY

PURPOSE OF MEETING:

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF
Adams Farms
SBL# 94.00-2-6.112**

The Planning Board reviewed the Short Environmental Assessment Form for infrastructure Improvement project matter with an item for item review and discussion of the project impact and Magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

PLEASE TAKE NOTICE, that the Planning Board of the Town of Lancaster, acting as an advisory Committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted** action, and that committee recommends that there are no significant adverse Environmental impacts relative to the criteria found in 6 NYCRR §617.d, and further recommends that The lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Thomas Fowler, Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately less than 1 acre
Physically disturbed area.

**THE FOLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY
MEMBER KORZENIEWSKI WHO MOVED ITS ADOPTION, SECONDED BY MEMBER
CONNELLY, WITH ONE CONDITION:**

AN AS BUILT SURVEY

TO WIT:

REASONS SUPPORTING RECOMMENDATION

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact**
2. Will the proposed action result in a change in the use or intensity of use of land?
No impact
3. Will the proposed action impair the character or quality of the existing community?
No impact
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or Affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
 - a. Public/private water supplies? **No impact**
 - b. Public/private wastewater treatment utilities? **No impact**
8. Will the proposed action impair the character or quality of important historic, archeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flor or fauna)? **No impact**
10. Will the proposed action result in an increase in the potential for erosion, flooding

or drainage problems? **No impact**

11. Will the proposed action create a hazard to environmental resources or Human Health? **No impact**

BE IT FURTHER

RESOLVED, that the Planning Board recommendation be sent to the Town Board, its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	EXCUSED
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED YES

The Motion to recommend was thereupon adopted.
January 19, 2022

**SITE PLAN REVIEW – PROJECT #5028 ADAM’S FARMS STORAGE BUILDING SBL# 94.00-2-6.112
LOCATED AT 5799 GENESEE STREET. REAR DEMOLITION OF EXISTING POLY GREENHOUSES AND
CONSTRUCTION OF A NEW POLE BARN STORAGE BUILDING 54FT X 120FT.**

Jason Burford from GPI presented the project. Two deteriorated green houses are going to be removed for the construction of a new pole barn for cold storage with a gravel floor. A survey will need to be provided to Ed Schiller, Town Engineer, before this goes to the Town Board for approval.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Chair Connelly to recommend approval of the project to the Town Board with one condition:

1. As built survey

Motion seconded by Larry Korzeniewski

Roll call as follows:

Chairman Connelly – Yes

Stanley Jay Keysa III – Yes

Rebecca Anderson – Yes

Lawrence Korzeniewski – Yes

John Copas – Excused

Joseph Keefe – Yes

Anthony Gorski – Yes

Motion carried

SITE PLAN REVIEW – PROJECT # 2052 VALVOLINE OIL CHANGE LOCATED AT 4839 TRANSIT ROAD. THIS RE-DEVELOPMENT PROJECT WILL CONSIST OF THE CONSTRUCTION OF A 1,922 SQ. FT. OIL CHANGE STATION. CONSTRUCTION WILL ALSO INCLUDE ASSOCIATED PARKING, ONSITE UTILITY IMPROVEMENTS, STORM WATER MANAGEMENT, LANDSCAPING AND LIGHTING. THE SITE IS CURRENTLY OCCUPIED BY A SINGLE FAMILY HOME, TO BE DEMOLISHED, AND DETACHED GARAGE, TO REMAIN.

Anthony Pandolfe from Carmina Wood Morris presented this project. The project is located in front of Kohls retail store off the driveway entrance. The existing house will be demolished. For now the barn in the back will remain until a later date. Once the barn is removed this will be used for additional parking. There is green space for loading and ADA. There won't be a curb cut on to Transit Road A Special Use Permit will be required. This has a variance from July. This is a Type 2 Action.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Chair Connelly to table the project until 2/16/22 Planning Board meeting. Motion seconded by Rebecca Anderson.

Roll call as follows:

Chairman Connelly – Yes

Stanley Jay Keysa III – Yes

Rebecca Anderson – Yes

Lawrence Korzeniewski – Yes

John Copas - Excused

Joseph Keefe – Yes

Anthony Gorski – Yes

Motion carried

PRELIMINARY PLAT PROJECT # 5055 CROSS CREEK SUBDIVISION, PHASE 9 SBL# 94.15-1-23 LOCATED AT 538 PAVEMENT ROAD. 6 LOT SINGLE FAMILY SUBDIVISION ON 2.20 ACRES. SITE IS PROPERLY ZONED MFMU. INCLUDES ALL RELATED SITE IMPROVEMENTS AS DESCRIBED IN THE PROJECT PLANS.

Ken Zollitsch from GPI presented this major subdivision. Sidewalks will be installed on Middlebury, Pavement, and Pleasant view Drive. All sidewalks will connect to existing. No driveways to be on Pavement Road. There will be a T-turn around on the Pleasant View driveways. There is a drainage easement across the rear of the properties. Ed Schiller, Town Engineer feels the easement should be a public drainage easement. There will be a minor retention area to meet Town requirements. A 24" pipe, a small swale, and a perforated pipe to drain to the west. Matt Fischione, Code Enforcement Officer feels the grading is very generic. GPI would need to make adjustments on the swale detail at the property lines. Did not see roof draining or storm system.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Chair Connelly to table the project to 3/2/22 Planning Board Meeting for SEQR. Motion seconded by Anthony Gorski.

Roll call as follows:

Chairman Connelly – Yes

Stanley Jay Keysa III – Yes

Rebecca Anderson – Yes

Larry Korzeniewski – Yes

John Copas – Excused

Joseph Keefe – Yes

A motion was made by Chair Connelly to appoint Joseph Keefe as Vice Chairman of the Planning Board, motion was seconded by Larry Korzeniewski.

Roll call as follows:

Chairman Connelly – Yes

Stanley Jay Keysa III – Yes

Rebecca Anderson – Yes

Lawrence Korzeniewski – Yes

Anthony Gorski – Yes

Motion carried.

OTHER ITEMS DISCUSSED:

Member Anderson has been working on the Environmental Resource Protection Overlay District's (ERPOD). These include Woodland Protection, Wetlands, Steep Slope and Forested Areas. The south east corner of town is heavily covered by streams and tributaries. Member Anderson is working on cleaning up these maps and is looking for input.

Windsor Ridge came in with a reduced submitted plan. They would have to start over with new identified areas. This would be an Amended Preliminary Plat. Are there any legal issues? This project has been issued a Positive Declaration upon SEQRA. An EIS (Environmental Impact Statement) is required as part of this process.

Retail space is in the works next to Side Door Deli at Bowen and Broadway

It's going to be tough to approve Anderson's Restaurant without a signal at Transit & Michael Anthony Lane. An option would be to connect Michael Anthony to Woodgate. The Town can't force Transit Road properties to inter-connect driveways. DOT suggested connecting out the back.

Bradley Street is a dead end that ends with a lot of record and should come in before the Planning Board. They will not present a plan to the Town and this could go to litigation.

Possible code change. Daniel Drive is a dead end street. This has a negative effect for Highway. Dead end roads should be terminated or turn arounds created for the school bus and the plows. New legislation is needed.

Chair Connelly made a motion to adjourn the meeting at 9:00 p.m., seconded by Stanley Jay Keysa III. Motion carried.



Town of Lancaster

BUILDING DEPARTMENT
21 CENTRAL AVENUE
LANCASTER, NEW YORK 14086
716-684-4171
FAX 685-5317

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: January 19, 2022

RE: 4781 Transit Road Rezone

PROJECT #: N/A

LOCATION: 4781 Transit Road

TYPE: Rezone

RECOMMENDATION: APPROVED

Roll call vote:

Chair Connelly-Yes

Rebecca Anderson-Yes

John Copas-Excused

Anthony Gorski-No

Stanley Jay Keysa III-Yes

Lawrence Korzeniewski-Yes

Joseph Keefe-Yes

CONDITIONS: N/A

CONCERNS: N/A



Town of Lancaster

BUILDING DEPARTMENT
21 CENTRAL AVENUE
LANCASTER, NEW YORK 14086
716-684-4171
FAX 685-5317

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: January 19, 2022

RE: Shop & Storage

PROJECT #: 2129

LOCATION: 5841 Genesee Street

TYPE: Site Plan Review

RECOMMENDATION: TABLED
Roll call vote:
Chair Connelly-Yes
Rebecca Anderson-Yes
John Copas-Excused
Anthony Gorski-Yes

Stanley Jay Keysa III-Yes
Lawrence Korzeniewski-Yes
Joseph Keefe-Yes

CONDITIONS: N/A

CONCERNS: N/A



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MEMO

TO: Honorable Town Board
Town Of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: January 19, 2022

RE: Adams Farms

PROJECT #: 5028

LOCATION: 5799 Genesee Street

TYPE: Site Plan

RECOMMENDATION: **APPROVE**

Roll call vote:

Chair Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes

Stanley Jay Keysa III –Yes
Lawrence Korzeniewski-Yes
Joseph Keefe-Yes

CONDITION: 1. As built survey

CONCERNS: N/A